

LOT 4 BELLAMY ESTATES.
685-631, WD 1062-158, QC 1102-67

BECKELHEIMER WILLIAM W
260 HARRIS FARM RD
ORIENTAL, NC 28571

2026

01-6S-15-00500-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	1615.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	35,228
FOP	80	35		28	747
UEP	240	70		168	4,484
UOP	56	25		14	374
UOP	168	25		42	1,121
TOTALS	1,864			1,572	41,954

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	12	24	288.00	UT	2.70
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	144.00	303.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800 02 1,572 111.2000 66.72 104,884 1990 1990 0 0 0 60.00 40.00

1 MOBILE HME 0% - 2024 Heated Area: 1320 HX Base Yr

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2024 MLU

TOTAL OB/XF														
9,378														

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		41,954	
TOTAL MARKET OB/XF VALUE		9,378	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		64,332	
SOH/AGL Deduction		0	
ASSESSED VALUE		64,332	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		64,332	
TOTAL JUST VALUE		64,332	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		64,332	

XFOB:1:1: 1990 TOWN MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1167/1278	1/26/2009	QC	U	I	14	100	
GRANTOR: LILLIAN BECKELHEIMER							
GRANTEE: WILLIAM BECKELHEIME							
1102/0673	11/09/2006	QC	Q	I	01	100	
GRANTOR: MARILYN KEY							
GRANTEE: LILLIAN BECKELHEIME							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W33 S12 W5 S14 E38 UEP= S12 E20 N12 W20\$ E28 UOP= E4 N14 W4 S14\$ N14 UOP= E4 N8 W21 S8 E17\$ W18 FOP= N8 W10 S8 E10\$ W10N12\$.									